



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**35 Evergreen Way,  
GORDON 3345**

House



4 beds



2 baths



3 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$695,000**

### Median sale price

Median **House** for **GORDON** for period **Jun 2017 - Jun 2018**

Sourced from **PriceFinder**.

**\$545,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**51 Molesworth Court,  
GORDON**

**Price \$680,000** Sold 25  
September 2017

**43 Poverty Peak Court,  
GORDON**

**Price \$680,000** Sold 27 April  
2018

**5 Gleeson Court,  
GORDON**

**Price \$685,000** Sold 19  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from PriceFinder.

### PRDnationwide Ballarat

51 Lydiard Street South,  
BALLARAT VIC 3350

### Contact agents



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